

Belgrave Point

BELLSHILL INDUSTRIAL ESTATE, BELLSHILL

CONSTRUCTION UNDERWAY

100%
RATES FREE
YEAR ONE*

PRIME NEW BUILD INDUSTRIAL/WAREHOUSE UNIT 53,735 SQ FT (4,992 SQ M)
MANUFACTURING/DISTRIBUTION / LOGISTICS USES

AVAILABLE AUTUMN 2023

STRATEGIC LOCATION

FAST & EASY ACCESS TO M8, M74 & M73 MOTORWAYS VIA THE A725

www.belgravepoint.co.uk

SAT NAV: **ML4 3JA**

Location

Bellshill is located 10 miles east of Glasgow City Centre and 38 miles west of Edinburgh.

This prime industrial location, which lies immediately adjacent to a 4 way junction onto the A725 provides fast and easy access to the national motorway network.

Belgrave Point occupies a strategic location fronting Belgrave Street within the popular and well established Bellshill Industrial Estate which lies approximately 2 miles from the M8 and 1.5 miles from junction 5 of the M74.

The surrounding area is primarily industrial in nature with nearby occupiers including DHL, Muller, Yodel, Nampak, HSS, Toolstation and Screwfix. Wm Morrisons Scottish Distribution Centre is also located in close proximity to the site, again providing testament to this strategic location.



Bellshill is located 10 miles east of Glasgow City Centre and 38 miles west of Edinburgh



Offering immediate access to the Scotland's motorway network



Nearby Occupiers include:





Well Connected



**332,000 logistics employees
within a 30 minute drive time**



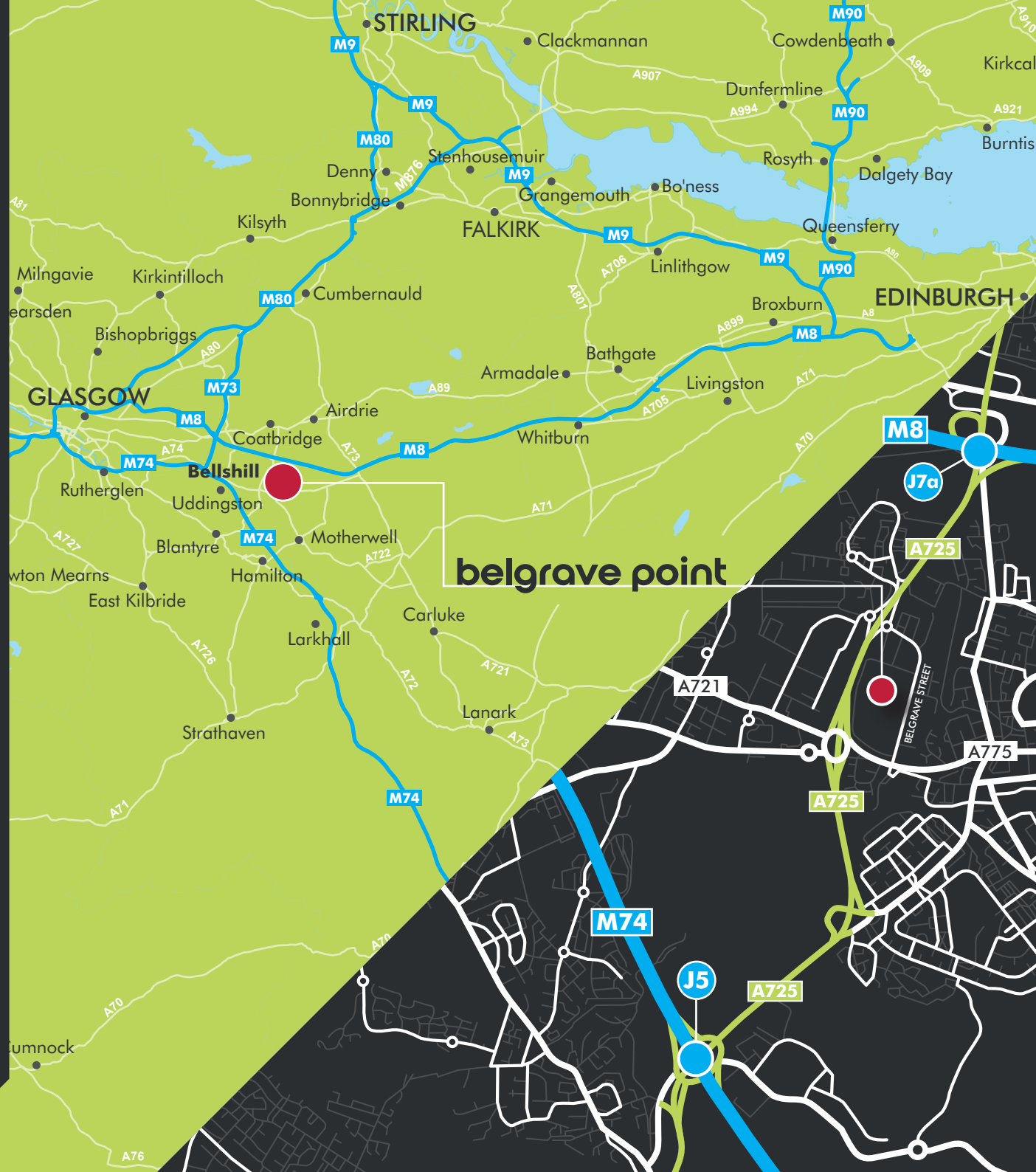
**Prime Industrial &
Logistics location**

Travel Distances & Time

Aberdeen	148 miles	2 hrs 42 mins
Birmingham	280 miles	4 hrs 47 mins
Carlisle	86 miles	1 hr 24 mins
Edinburgh Airport	30 miles	31 mins
Edinburgh	38 miles	38 mins
Eurocentral Rail Terminal	4 miles	6 mins
Glasgow	13 miles	20 mins
Glasgow Airport	20 miles	22 mins
London	405 miles	6 hrs 53 mins
Manchester	205 miles	3 hrs 25 mins
Stirling	28 miles	33 mins

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Accommodation

Warehouse	49,956 sq ft	4,641 sq m
First Floor Offices	3,779 sq ft	351 sq m
Total	53,735 sq ft	4,992 sq m

Specification

The building will comprise a high quality sustainable building benefitting from the following salient features:

- 11m to underside of haunch, 13.5m to apex
- 4 dock level doors
- 2 level access doors
- 50kn/m² floor loading capacity
- 10% office content
- 6 EV Charging points in car park
- 44 car parking spaces plus 3 accessible spaces
- Secure floodlit concrete yard, 50m x 59m
- Power capacity = 350 KVA
- Gas available
- Targeting EPC "A" rating

Site features



49,956 sq ft warehouse provision plus 3,779 sq ft office space



3 double electric car sockets serving 6 spaces



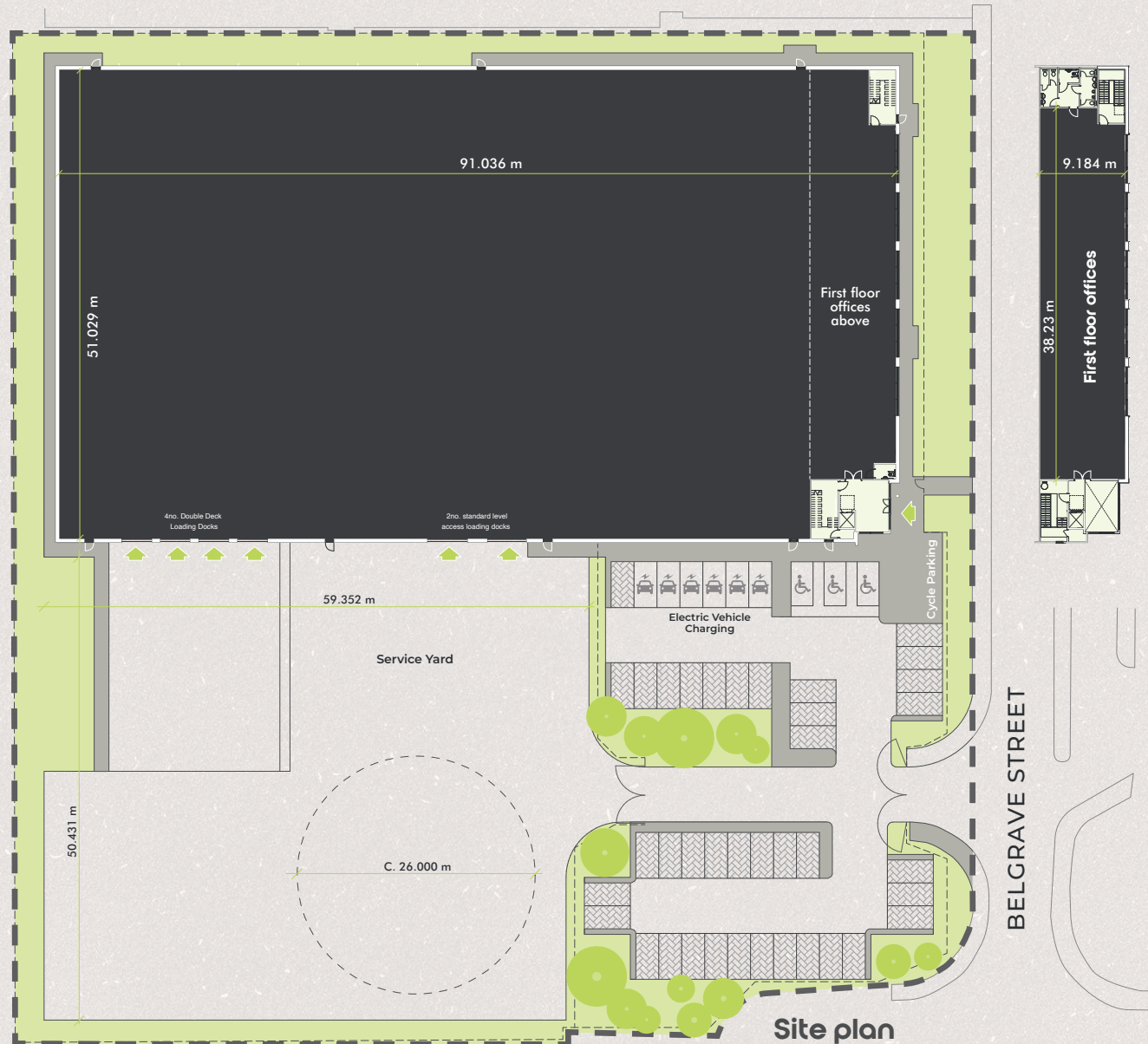
Lift to first floor mezzanine/ office level



Secure yard 50m deep



44 total car parking spaces



Local Authority Rates

The property will require to be assessed for rates once a tenant takes occupation.

*As new build unit, the tenant may be eligible for 100% rates relief for the first year of their lease. Rating enquiries should be made directly to Lanarkshires Assessor's Department: 01698 476 000.

Lease Terms

The property is available to lease on Full Repairing and Insuring (FRI) terms.

Legal Costs

Each party will be responsible for their own legal costs. In the normal manner the ingoing tenant will be responsible for payment of Land & Buildings Transactions Tax (LBTT) and Registration Dues.

Rental

Available on request.

EPC

An EPC will be provided on completion. Targeting an EPC rating of 'A'.

Service Charge

Further details on the service charge can be provided on request.

VAT

VAT will be payable on all quoted figures.

About the Developer

J. Smart & Co. (Contractors) Plc is one of Scotland's most established and successful property developers.

The company has a proven track record in building high quality industrial and office buildings across Scotland with customers including Ceramic Tile Distributors (part of the Saint Gobain Group), Accident Exchange plc, Royal Mail, Speedyhire, DX, Wolseley and National Timber.

Further Information

For further information, please contact the joint letting agents:



0141 226 1000
colliers.com/uk/industrial



0141 248 6040
jll.co.uk/property

Email: ian.davidson@colliers.com

Mobile: 07795 010 118

Email: colin.mcmanus@colliers.com

Mobile: 07795 613 227

Email: andrew.d.mccracken@eu.jll.com

Mobile: 07775 813 538

Disclaimer

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